




Speech By
Ali King

MEMBER FOR PUMICESTONE

Record of Proceedings, 28 March 2023

HOUSING LEGISLATION AMENDMENT BILL

 **Ms KING** (Pumicestone—ALP) (3.38 pm): I rise today in support of the Housing Legislation Amendment Bill 2022 which enables the Homes for Homes scheme, as we have heard, and implements protections regarding retirement villages in order to maintain public confidence and increase transparency. Unlike the member for Surfers Paradise, my priority will always be on those residents of retirement villages and their needs and their ability to assess the value and financial accountability of the villages they are considering retiring in.

There is absolutely no doubt that housing is a key challenge in all of our communities. Queensland may be the place to be, with net interstate migration equivalent to the city of Gladstone moving to Queensland each year, but that does come with a shadow side regarding demand for housing. That is why our Palaszczuk government is working in every possible way we can to ease housing pressures that are impacting people right across Australia. We are building more social and affordable homes, we are unlocking land supply, we are giving Queenslanders the support they need to achieve and maintain a tenancy, and we are delivering rental reform like the Premier's announcement of our plan to limit the number of rent increases to just one a year, in line with other states.

The Palaszczuk Labor government is taking up the challenge of housing with our biggest ever concentrated investment in social housing—\$2 billion in the Housing Investment Fund and almost a further \$2 billion in various support funds and projects. In Pumicestone since 2015, we have seen nearly 100 social homes completed and there are more to come. By 2027, our government will have commenced more than 13,000 social and affordable homes, which is a huge achievement given current constraints surrounding workers, surrounding materials, surrounding land supply and all of the other factors that we are facing.

What more stark contrast could we possibly see than with the LNP, like the member for Glass House, who make lots of complaints, issue lots of motherhood statements and lots of criticisms of all our government are doing but offer not one single solution. Their so-called housing plan is a housing vacuum. They try to capitalise on the current pressures in the housing market in an attempt to win votes but, as the Premier said this morning, their record on housing is really clear: they just wanted to get public housing off their books and off their hands—yet one more expression of their privatisation agenda.

Then we have the Greens party, that bastion of double standards, who talk such a big game on housing, but when it comes to building actual housing or even allowing actual housing to be built, they never ever back it. They are currently blocking the single biggest housing investment in a decade with federal Labor's Housing Future Fund that will see 30,000 social and affordable houses built over the next five years because they say it does not go far enough. That is a story that on our side of the House we have all recalled hearing before with their ETS playbook that delivered 10 years of climate inaction. Today we have had the member for South Brisbane again talking down action on housing that is contained in this bill, but it is absolutely par for the course for her and her federal and state colleagues.

In the spirit of doing absolutely everything possible to support Queenslanders with housing, the bill that we are debating today amends the Housing Act 2003 to support the Homes for Homes donation deed model. Homes for Homes' independent, not-for-profit social enterprise model has so far raised \$1.3 million for 13 different social and affordable housing initiatives across Australia, but there is a much greater potential, and our government believes that we must use every single lever that we have at our disposal in order to get more Queenslanders into housing and hence the legislation before the chamber today. The model creates that pathway for developers to make a tax deductible 0.1 per cent donation of the sale price which then goes forward to increase the provision of social and affordable housing.

Contrary to the member for Everton's meanderings, our government does not claim for a moment that Homes for Homes is a silver bullet for all the current pressures on housing markets across Australia. Because housing is so tough right now, our government will continue to use every lever at our disposal, and supporting Homes for Homes is one small but important part of our strategy to increase the supply of social and affordable housing throughout our state.

The legislation also amends the Retirement Villages Act 1999. With the highest proportion of people over 65 in any electorate in Queensland, these changes are particularly important to my communities in Pumicestone and very good news for older people who are looking to move into a retirement village. Currently, resident committees are engaged with the budget process and residents do have rights in relation to setting the total general services charge that they pay, but some reporting obligations are not easy to understand or enforce, leaving room for ambiguity, confusion and inadvertent breaches. These changes are imperative to protect older Queenslanders who have a large financial investment in their retirement village.

The amendments in this bill are just one small part of our response to supporting Queenslanders with housing, but they are important measures that enhance fairness, enhance transparency and enhance innovation, as every Queenslanders deserves. I commend the bill to the House.